



# Council On Affordable Housing

## NEWSLETTER

June 2000

### Municipalities Respond to June 6 Deadline

Over the last month and a half, the Council on Affordable Housing (COAH) has received 33 petitions for substantive certification that were submitted in response to COAH's June 6, 2000 deadline for a six-year certification. Municipalities petitioning after June 6th may still receive substantive certification but it will be for less than six years and will expire one year after the date that COAH adopts its third round rules and methodology.

The release of the components of COAH's methodology is anticipated for late fall of 2000. Once released, COAH will reconvene the third round focus groups, which consist of representatives from various interest groups throughout the state, to review and offer input.

*The Council on Affordable Housing (COAH) has cancelled its July 5, 2000 meeting. The next scheduled meeting of COAH is Wednesday, August 2, 2000.*



### John Winterstella Appointed to COAH

Mayor John L. Winterstella of Manasquan Borough in Monmouth County was appointed by Governor Whitman to serve as a member of the Council on Affordable Housing (COAH). Winterstella, a Democrat, has been mayor of Manasquan since 1984. He replaces Greg Muller, former mayor of Union Township, Union County, as a representative of local government. A past president of the League of Municipalities, Winterstella also served as a Manasquan councilman from 1977-1981.

In addition to his municipal commitments, Winterstella has served on the Executive Board of the League of Municipalities (1990-1998); the South Monmouth Regional Sewer Authority; the Monmouth Supportive Housing Collaboration (1988-present) and the Steering Committee of the Monmouth County Block Grant Committee (1987-present).

A graduate of Monmouth University with a degree in business, he retired as New York regional manager of Penton Publishing Company in 1987 and now works as a management consultant.

### Legislation for 10-Year Certification

Proposed legislation (A-2375) that would increase the period of substantive certification granted to municipalities by the Council on Affordable Housing (COAH) from six years to 10 years was voted out of the Assembly Housing Committee on June 8, 2000. Currently, COAH certifications last six years, a period of time originally designed to coincide with the six-year cycle for municipal master plan review under the Municipal Land Use Law (MLUL).

COAH's calculations of fair share housing obligations are dependent on census data. After 15 years, it has become clear that 10-year cycles corresponding to the census cycles are a logical time frame. Additionally, the court had previously ruled that the bonding period to fund a regional contribution agreement (RCA) could not exceed the six-year period of substantive certification. Now, municipalities that bond to fund RCAs could have 10 years.

The 10-year period of certification would begin with the initial filing of a housing element with COAH. (In the first two rounds,

the six-year period began upon the grant of substantive certification.) In addition, every third round certified plan would receive an interim review to determine if the municipality's plan continued to provide a realistic opportunity for affordable housing.



### COAH 2000 Handbook Available

The new and improved Council on Affordable Housing (COAH) Handbook for 2000-2001 is available upon request. This handbook provides easy-to-read and understandable step-by-step instructions regarding the development of a housing element and fair share plan, petitioning for COAH substantive certification, mediation and more. It also includes samples of the documents needed to participate in the COAH process. To obtain a copy, call Cindy Prisco at (609) 292-3000.

Visit Us At Our Web Site: <http://www.state.nj.us/dca/coah>



## COAH Grants Substantive Certification to Three Municipalities

At its June 7, 2000 meeting, the Council on Affordable Housing (COAH) granted substantive certification to Upper Saddle River Borough, Bergen County; Bernards Township, Somerset County; and Hainesport Township, Burlington County.

Upper Saddle River started with a second round (1987-1999) precertified need of 206 units that was reduced to 107 new construction units by a 99-unit vacant land adjustment. The borough also had credits for 24 units constructed by the municipality, zoning for 48 units and an 18-unit rental bonus. To meet its 17-unit fair share number, Upper Saddle River executed a regional contribution

agreement (RCA) with Jersey City, Hudson County.

Bernards Township's second round precertified need was 552 units, 44 rehabilitation and 508 new construction. The township received 486 credits and reductions from two for-sale family projects totaling 206 units, 19 family rentals, a 19-unit rental bonus, a 237-unit RCA with Phillipsburg Town, Warren County, and a five-unit substantial compliance bonus. Bernards Township will address its fair share obligation of 66 units with two six-bedroom group homes, six rental bonuses for one of the group homes, a four-unit RCA with South Bound Brook Borough, Somerset County, and a 44-unit housing rehabilitation program.

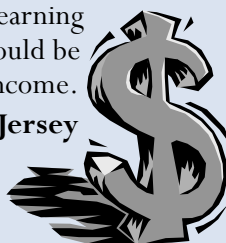
Hainesport Township had a second round precertified need of 167 units, 17 rehabilitation and 150 new construction. Credits totaled 43 units from a four-bedroom group home and 39 age-restricted units. The township's plan to address its fair share obligation of 124 units includes a seven-unit RCA with Mount Holly Township, Burlington County, a seven-unit write-down/buy-down program, a 56-unit family rental project, 37 rental bonuses and a 17-unit housing rehabilitation program.

### COAH Proposes Two Rule Changes

At its May 3, 2000 meeting, the Council on Affordable Housing (COAH) proposed two changes to COAH's substantive rules. The first proposal would amend N.J.A.C. 5:93-6.5 by raising the minimum per unit cost of a regional contribution agreement (RCA) from \$20,000 to \$25,000 for any new petitions or new amendments containing RCAs that are filed with COAH after January 1, 2001. The per unit cost of transferring a future rental obligation will also be higher.

The second proposal would amend N.J.A.C. 5:93-7.4 to lower the maximum rents to 60 percent of median income and the maximum sales price to 70 percent of median income for new petitions or amendments containing an inclusionary development filed with COAH on or after January 2, 2001. Average rents would be affordable to households earning 52 percent of median income and average sale prices would be affordable to households earning 55 percent of median income.

These proposed rule changes appear in the **New Jersey Register** of June 19, 2000. Comments may be submitted to COAH, P.O. Box 813, Trenton, NJ 08625-0813 before 5 p.m. on July 19, 2000.



**N.J. Council on Affordable Housing**  
101 South Broad Street  
PO Box 813  
Trenton, NJ 08625-0813  
(609) 292-3000

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